

## **RESOLUTION NO.**

**Whereas,** the Imagine Austin Comprehensive Plan identifies affordable housing as a necessary resource “to grow Austin’s economy and provide its workforce with places to live that are safe, convenient, and located close to job centers, good schools, retail, and services,” [Imagine Austin, Page 194]; and

**Whereas,** Imagine Austin calls upon the City to develop “new goals, targets, and strategies to promote the distribution of affordable housing in all parts of the city, including incentives for affordable housing in new developments and for the preservation of existing rental units,” [Imagine Austin, Page 202]; and

**Whereas,** the vertical mixed use development bonus program, which requires on-site production of affordable units, has resulted in the generation of more than 300 affordable units geographically dispersed throughout the city and has stimulated the development of thousands of infill residential units; and

**Whereas,** while the VMU program has been successful in generating on-site units, the implementation of the program has been stymied by the existence of Multifamily Residence Highest Density (MF-6) district zoning, which affords entitlements similar or essentially equivalent to those permitted under the Vertical Mixed Use (VMU) combining district density bonus program without the need to generate affordable housing; **NOW, THEREFORE,**

### **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

That the City Manager is directed to initiate a code amendment to amend the requirements of Multifamily Residence Highest Density (MF-6) district zoning to incorporate a density bonus program consistent with the Vertical Mixed Use (VMU) overlay. The ordinance should consider requiring the provision of on-site affordable housing in exchange for achieving higher site development standards in

excess of those established at a designated development baseline (for example, the development standards that can be achieved under Multifamily Residence Medium Density (MF-3) district zoning). Recognizing the need for immediate affordable housing relief, the City Manager is directed to bring forward this code amendment for council consideration as quickly as possible but no later than the November 5, 2015, City Council meeting.

**ADOPTED:** \_\_\_\_\_, 2015

**ATTEST:** \_\_\_\_\_

Jannette S. Goodall  
City Clerk